

**2 Kearon Way, Morayfield, QLD, 4506**

**Sold House**

Wednesday, 26 July 2023



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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **A Rare Opportunity to Invest in a Tenanted Dual-Occupancy (3+2)**

This dual-occupancy house only 2 years old currently tenanted on both sides is an ideal property investment opportunity for investors seeking high yield. The units are architect-designed for two small families with consideration to private space plus divide expenses fairly. Comprising separate entry for each unit, 4 reverse cycle air conditioners, modern kitchens with separate lockable garage that makes for additional independent accommodation.

This substantial house set on a flat 400sqm block is ideal for large family or an investor who requires additional separate accommodation. . It is situated in a very convenient location close to Morayfield Shopping Centre, train station, cafes and parklands and all that Morayfield has to offer.

This property offers endless potential room for a family or buyer looking neat investment opportunity as dual occupancy.

Features:

- 2 ensuites plus 3 bedrooms (5 bedrooms)
- Lockable garage for each unit
- 4 Air-conditioning
- 2 Fully functional kitchens
- Ceiling Fans through-out
- 2 km to Morayfield station - an easy 15-minute walk or 4 minutes in the car
- Just 2.5 km to Morayfield Shopping Centre , Close proximity to all of life's essentials
- 3 mins to Morayfield Sport & Events Centre, Morayfield Park Leisure Centre

Unit A- leased till 09/10/23 @ \$400 per week

Unit B- leased till 30/06/23 @ \$310 per week

New estimated rent is \$770-\$830 per week

SEQ population growth is booming on the back of a massive uplift in interstate migration. Housing affordability, employment and small business opportunities, lifestyle, climate, and 'space' are all driving factors for people choosing to move to the region bordered by the Sunshine Coast on the North of Brisbane.